



8 The Grove,  
Withymoor Village, DY5 3ES

**Taylors**

# 8 The Grove, Withymoor Village, DY5 3ES

*VERY WELL PROPORTIONED &  
THOUGHTFULLY ENLARGED, DE-  
TACHED RESIDENCE*

ROOM DIMENSIONS  
GROUND FLOOR

Reception Hall

Sitting Room - 13' 9" x 13' 2" (4.19m x 4.01m)  
(measurements taken at widest available points)

Separate Dining Room - 9' 6" x 9' 5" (2.89m x 2.87m)  
(measurements taken at widest available points)

Conservatory - 9' 8" x 9' 4" (2.94m x 2.84m)  
(measurements taken at widest available points)

Modern Well Fitted Kitchen - 11' 2" x 9' 8" (3.40m x 2.94m)  
(measurements taken at widest available points)

Rear Hall

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 11' 10" x 10' 1" (3.60m x 3.07m)  
(measurements taken at widest available points)

Bedroom 2 - 9' 10" x 9' 9" (2.99m x 2.97m)  
(measurements taken at widest available points)

Bedroom 3 - 9' 2" x 6' 7" (2.79m x 2.01m)  
(measurements taken at widest available points)

Re-Appointed Wet Room

OUTSIDE

Driveway

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



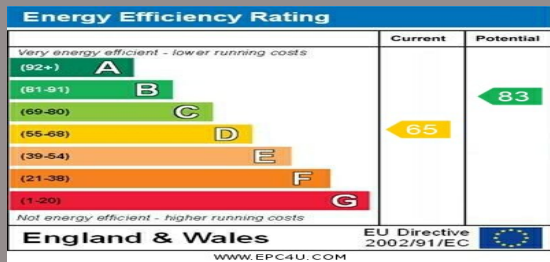
This VERY WELL PROPORTIONED & THOUGHTFULLY ENLARGED, THREE BEDROOM, DETACHED RESIDENCE is SUPERBLY SITUATED within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXTENSIVE RANGE of POPULAR SCHOOLING close by, and furthermore encompasses a SPACIOUS & MOST APPEALING LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. This WELL ARRANGED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated, and together with being for sale with NO UPWARD CHAIN, in brief comprises: Reception Hall, Pleasant Sitting Room, Separate Dining Room, Modern Well Fitted Kitchen, Conservatory, Rear Hall, Guests Cloakroom, Landing, Three Well Proportioned First Floor Bedrooms & Re-Appointed House Wet Room. Furthermore with Impressive Driveway which provides AMPLE OFF ROAD PARKING, Lawned Fore Garden, Garage, Secluded Rear Garden with Initial Patio Area for Alfresco Dining, Double Glazing & Gas Central Heating. Tenure: Freehold. EPC: D. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor).\*\*This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

BHS10189

MISREPRESENTATION ACT 1967

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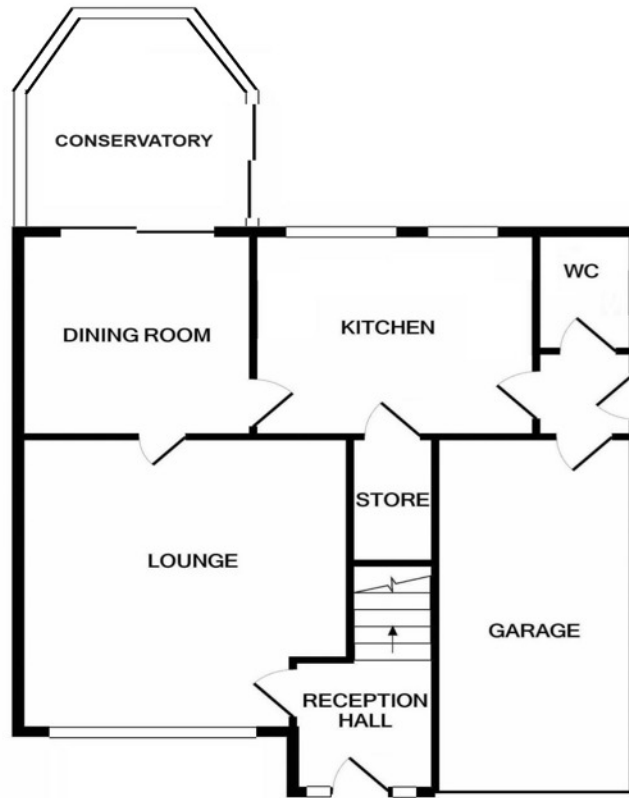
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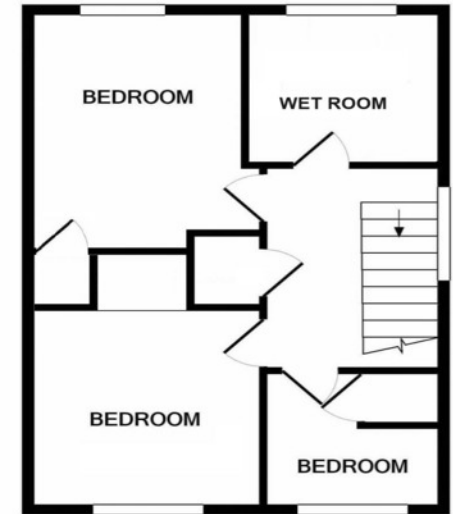
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 STOURBRIDGE      BRIERLEY HILL      SEDGLEY



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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